STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	35 Papworth Place, Meadow Heights, 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

$550,000	&	$590,000

Median sale price

Median price	$490,000	House	X	Suburb	Meadow Heights
Period - From	01/01/2017	to	15/12/2017	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 - 4 McNicol Close, Meadow Heights	$560,000	22/05/17
2 - 11 Shankland Boulevard, Meadow Heights	$590,000	16/10/17
3 - 49 Paringa Boulevard, Meadow Heights	$555,000	08/11/17